



City of Dublin

Case # 13 - 031BPR

## APPLICATION FOR DEVELOPMENT

### PLEASE CHECK THE TYPE OF REVIEW

- ☒ West Innovation Districts  
(Zoning Code Sections 153.037 - 153.043)
- ☒ Bridge Street Corridor Districts  
(Zoning Code Sections 153.057- 153.066)
- ☒ Wireless Communication Facility (Chapter 99)

### PLEASE CHECK THE APPLICATION TYPE

- ☒ Basic Plan Review ☐ Minor Project
- ☒ Development Plan Review ☐ Site Plan Review

- ☐ Waiver Review ☐ Master Sign Plan
- ☐ Open Space Fee-in-Lieu ☐ Parking Plan
- ☐ City Council Appeal ☐ Administrative Departure

#### Wireless Applications

- ☐ New Tower ☐ Co-Location
- ☐ Alternative Structure ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use ☐ Rezoning
- ☐ Administrative Appeal
- ☐ Project involving modifications to property within the Architectural Review District
- ☐ Other: \_\_\_\_\_

### SUBMISSION REQUIREMENTS

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

**I. PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <b>A PORTION OF DUBLIN VILLAGE CENTER</b>	
Tax ID/Parcel Number(s): <b>SEE ATTACHED</b>	Parcel Size(s) in Acres: <b>PARCEL 7.33 ACRES</b> <b>NEW ROAD R.O.W. .99</b> <b>TOTAL 8.32 ACRES</b>
Existing Land Use/Development: <b>RETAIL</b>	Zoning District: <b>BSC - SUN</b>

☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.

☒ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

**II. PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): <b>WHITTINGHAM CAPITAL, LLC</b> <b>STAVROFF INTERESTS LTD</b>	
Mailing Address: <b>565 METRO PLACE SOUTH</b> <b>SUITE 480</b> <b>DUBLIN, OHIO 43017</b>	
Daytime Telephone: <b>614-764-9981</b>	Fax:
Email or Alternate Contact Information: <b>MATT@STAVROFF.COM</b>	

### FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: <b>4/11/2013</b>	Next Decision Due Date: <b>5/2/2013</b>
Final Date of Decision:	Determination:
<b>RECEIVED</b>	
Director's (or Designee's) Signature: <b>13-031BPR</b> <b>APR 11 2013</b>	

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**III. APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <u>Edwards Communities Development Company</u>	
Mailing Address: <u>495 S. High St., Suite 150, Columbus, OH 43215</u>	
Daytime Telephone: <u>(614) 241-2070</u>	Fax: <u>(614) 241-2080</u>
Email or Alternate Contact Information: <u>jessica.jones@edwardscompanies.com</u>	

**IV. AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <u>Steve SimoneHi</u>	
Mailing Address: <u>495 S. High St., Suite 150, Columbus, OH 43215</u>	
Daytime Telephone: <u>(614) 241-2070</u>	Fax: <u>(614) 241-2080</u>
Email or Alternate Contact Information: <u>Steve.SimoneHi@edwardscdc.com</u>	

**V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):** Complete if applicable.

I, <u>Peter H. Edwards</u> , the <b>owner</b> , hereby authorize <u>Steve Simonetti</u> to act as a <b>representative(s)</b> in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>Peter H. Edwards</u>	Date: <u>4/3/13</u>

☐ Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

**VI. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, <u>Peter H. Edwards</u> , the <b>owner</b> or <b>authorized representative</b> , hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.	
Signature of Owner or Authorized Representative: <u>Peter H. Edwards</u>	Date: <u>4/3/13</u>

**VII. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Peter H. Edwards</u> , the <b>owner</b> or <b>authorized representative</b> , have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Current Property Owner or Authorized Representative: <u>Peter H. Edwards</u>	Date: <u>4/3/13</u>

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 3rd day of April, 2013  
 State of OHIO  
 County of Franklin  
 Notary Public  
 My Commission Expires June 25, 2015  
 {Notary Public Seal} Susan Wilgus

## SITE PLAN WAIVER REVIEW

### GENERAL INFORMATION

Please complete one Site Plan Waiver Review form for each design issue or instance and attach to the **Application for Development**.

### APPLICATION REQUIREMENTS

- ☐ Completed original Application for Development
- ☐ Site Plan Waiver Review criteria statement (below, or attached)
- ☐ Associated applicable site plans/elevations/etc. clearly identifying the proposed Site Plan Waivers
- ☐ Electronic copies (PDF, JPEG, Word, etc. as appropriate) of all application materials
- ☐ 10 scaled copies (11x17 or 22x34) specifically showing the proposed Site Plan Waiver, with the Waiver clearly indicated on all other submitted plans and application materials

**I. PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es):

**A PORTION OF DUBLIN VILLAGE CENTER -**

Tax ID/Parcel Number(s):

**SEE ATTACHED**

Zoning District:

List the Zoning Code Section for which a Waiver is requested.

**BRIDGE STREET DISTRICT - STREET TYPES - 153.061  
LOTS & PLACES - 153.060**

Briefly describe the proposed Site Plan Waiver(s). Attach additional pages as needed.

**SEE ATTACHED PROJECT DESCRIPTION**

**II. SITE PLAN WAIVER REVIEW CRITERIA:** Address the following review criteria specific to the proposed Site Plan Waiver (refer to Zoning Code Section 153.066(F)(4) for additional information). Attach additional pages as needed.

Describe how the need for the Site Plan Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstances outside the control of the owner/lessee, including easements and rights-of-way.

**SEE ATTACHED**

Explain whether the Waiver is being requested solely as a means to reduce costs or as a matter of general convenience.

**SEE ATTACHED**

Explain whether the Waiver, if approved, will have the effect of authorizing any use or open space type that is not otherwise permitted in that zoning district.

**SEE ATTACHED**

Describe how the Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar features than without the Waiver.

**SEE ATTACHED**

### FOR OFFICE USE ONLY: PLANNING AND ZONING COMMISSION DETERMINATION

Administrative Review Team Recommendation:

Date of Administrative Review Team Recommendation:

Planning & Zoning Commission Determination:

Date of Planning and Zoning Commission Determination:

Notes:

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**13-031 BPR**

**APR 11 2013**

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## OPEN SPACE FEE-IN-LIEU REQUEST

### GENERAL INFORMATION

The Planning and Zoning Commission may determine that payment of a fee-in-lieu of open space is permitted in circumstances where the Administrative Review Team determines that a proposed open space may be inconsistent with the considerations listed in Zoning Code Section 153.064(D)(1), or if the resulting amount of required open space cannot meet the Open Space Type area or dimensional requirements.

### APPLICATION REQUIREMENTS

- ☒ Completed original Application for Development
- ☒ Electronic copies (PDF, JPEG, Word, etc. as appropriate) of all application materials
- ☒ 10 scaled copies (11x17 or 22x34 as appropriate) of site plans and/or other materials showing the proposed development and demonstrating the nature of the request to pay a fee in lieu of land dedication

**I. PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es):

**A PORTION OF DUBLIN VILLAGE CENTER**

Tax ID/Parcel Number(s):

**SEE ATTACHED**

Zoning District:

Based on the proposed development, state how much open space is required or would be required for each type of use (residential, commercial, mixed use, civic) in square feet or acres. Attach additional pages as needed.

<b>324 MULTI-FAMILY UNITS @ 200 SF</b>	<b>= 64,800 SF</b>
<b>REQUIRED</b>	<b>1.48 ACRES</b>
<b>PROVIDED OPEN SPACE</b>	<b>0.86 ACRES</b>
<b>OPEN SPACE SHORTAGE</b>	<b>0.62 ACRES</b>

**II. FEE-IN-LIEU OF OPEN SPACE CONSIDERATIONS:** Address the following considerations regarding the suitability of payment of a fee in lieu of land dedication for a proposed development (refer to Zoning Code Section 153.064(D) for additional information). Attach additional pages as needed.

State the reason why payment of a fee in lieu of land dedication is requested for the proposed development.	<b>DUE TO THE URBAN CHARACTER OF THE SITE AND THE ARCHITECTURAL DESIGN, IT IS DIFFICULT TO ACHIEVE THE REQUIRED OPEN SPACE ON SITE.</b>
Describe how the proposal will address the goals and objectives of the City's Bridge Street Corridor Vision Report, Community Plan and Parks and Recreation Master Plan if the payment of a fee is permitted.	<b>EDWARDS IS PROPOSING TO GREATLY ENHANCE THE LANDSCAPING TREATMENT OF EACH OPEN SPACE UTILIZING THE FEE-IN-LIEU PAYMENT PLUS ADDITIONAL FUNDS FOR FURTHER ENHANCEMENTS.</b>
Explain why it would be considered impractical or unsuitable to dedicate land on-site or within a reasonable proximity to the site for active or passive recreational use or preservation of natural features.	<b>DUE TO THE URBAN CHARACTER AND OVERALL TIGHT SITE CONDITIONS.</b>
Describe the proximity or potential connectivity to other nearby open spaces.	<b>THE EDWARDS PROJECT WILL BE ACROSS THE STREET FROM THE MAIN URBAN VILLAGE GREEN SPACE.</b>

### FOR OFFICE USE ONLY: PLANNING AND ZONING COMMISSION DETERMINATION

Administrative Review Team Recommendation:

Date of Administrative Review Team Recommendation:

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Planning & Zoning Commission Determination:

Date of Planning and Zoning Commission Decision: **13-031BPR**  
**APR 11 2013**

Notes:

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**FILE COPY**



April 10, 2013

## *Project Description*

### *Edwards Communities – Dublin Village Center*

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**Project Description** - Edwards Communities, central Ohio's premier residential community builder, proposes to design, construct and manage a new high-end multi-family residential community within the Sawmill Neighborhood District area of Dublin. The community will consist of approximately 324 residences and will incorporate all of the unique and important design elements of the new Dublin – Bridge Street District. There will be approximately 224 one-bedroom units and 100 two-bedroom units. The community will be marketed to young professionals. Some of the larger two-bedroom units will also have a den space and will be marketed to empty nester families, which is an increasing demographic.

The residential community will consist of an 8.0 acre site which is fronted on the north by Tuller Road, on the south by a new John Shields Parkway, and on the east by a new roadway. The new roadways will be designed and constructed to include all of the important urban elements of the Bridge Street District Code. The road network will essentially define the new community within a well-connected urban framework and will have a strong pedestrian friendly streetscape.

This residential community will be a very important ingredient within a new mixed-use neighborhood which will include residences, restaurants, retail shops, office space, a newly renovated AMC movie theatre and urban green spaces. The streetscape on all sides of the community will reflect the goals of the Bridge Street District and will be inviting to both the passerby as well as the residents.

**The Architectural Design** will reflect a classical style which is timeless and will strengthen the new neighborhood's sense-of-place. The main residential building will consist of an assemblage of well-designed classic architectural components that reflect the important goals of the Bridge Street District. The building will be designed utilizing the *Podium Apartment Building* design guidelines and will be 2 and 3 stories of residential over a single level of podium parking. There will also be several residential units on the ground floor.

The main entrance will be fronted on the south side along the newly built John Shields Parkway and will focus on the projects leasing center and community clubhouse amenity. The pedestrian oriented streetscape will offer an inviting first impression feeling. There will be a strong indoor/outdoor relationship between the streetscape and the entranceways and continuing into the courtyard space within. This new entrance area will be just across the street from the new neighborhoods urban core consisting of new restaurants and an exciting urban green space.



The 7,500 square foot community clubhouse and leasing center will include an inviting leasing center space, a well-equipped fitness facility, casual living areas spaces, a movie theatre and other resident amenities such as a business center and mail room. The clubhouse area will have a strong relationship to the pool courtyard with large outdoor seating areas and lush landscaped spaces.

Additional entranceways will be on the east and west sides of the main residential building. The entrance courtyards will have a strong connection to the streetscape and will offer a very inviting experience. These entrance courtyards will essentially be pocket parks and will offer seating, interesting paved areas and landscaping.

A majority of the parking spaces for the community will be housed within the podium parking area on the ground floor. Of the projects 548 parking spaces, 341 spaces will be within the building's podium parking area, with another 128 spaces within a parking area on the west side of the building. There are also another 79 on-street parking spaces along the new tree lined streets.

**Landscaping** - The community will include 3 lushly landscaped open-air atrium courtyards. The main courtyard which adjoins the community center will include a swimming pool, interesting paved areas, seating areas and lush landscaped spaces. The middle courtyard of the building will be constructed above the podium parking level and will incorporate various well designed green roof landscape features including paved seating areas and landscaped treatments. The north courtyard will also be on the ground level and include walkways, seating areas and landscaping.

Edwards Communities' current development schedule anticipates that the residential community will have a phased construction schedule and be totally completed in 2014.

**Anticipated Waivers – 1) Block Size** - Because the current design exceeds the 500 foot maximum block length and maximum block perimeter of 1,750 feet, Edwards will be required to apply for a waiver on this issue. The current plan has a 620 foot (north-south) block length and a 1920 foot block perimeter. Edwards Communities feels justified in requesting this waiver because the BSD standards are not completely suited to this particular site. In addition, the architectural design as currently submitted takes into consideration the desire to have a smaller block face. The architectural design includes a large recessed mid-block pocket park which basically creates a break in the face of the building. The resulting appearance of the block face will actually be 280 feet which is well below the 500 foot maximum. Also, the architectural designs of the buildings elements on either side of the pocket park are uniquely different, which further strengthens the mid-block building separation. **2) Neighborhood Streets** - An additional waiver may be required for the west side of the apartment building for a parallel neighborhood street. The current site plan includes a lineal parking area on the west side but does include a typical neighborhood street intersection configuration on the south end. Edwards feels that the site plan as shown will be a better solution for traffic flow and for the safety of the residents.



Edwards feels that the overall project will be greatly improved as a result of the approval of these waivers. The architectural and site design teams have taken these waivers into consideration throughout the entire design process.

Edwards Communities feels that this new residential community will be the critical first phase of a new mixed use neighborhood within Dublin's Bridge Street District and will re-energize this entire area of Dublin. This neighborhood's new identity will be further strengthened by the new well-designed streetscapes, a renovated AMC movie theatre, renovated restaurants, new retail uses and a central urban green space surrounded by first class restaurants. Edwards Communities feels that all of the important market demographics are already in place and will only improve after this first phase of development is completed in 2014.